

London EC1V - The Penthouse, Eagle Point, City Road EC1V 1AT  
Leasehold 5-Bed Penthouse Investment



BLUE ALPINE



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### Investment Consideration:

- Purchase Price: £12,000,000
- Comprises 5-bedroom penthouse arranged over top two floors (26th-27th) of a brand-new residential development
- Stunning rooftop terrace offering 360 views of London skyline
- Airspace rights to one storey above the terrace which allows for future development opportunity STTP
- Property benefits from 2 underground car parking spaces
- Eagle Point offers facilities including a 24hr concierge, GYM, plunge pool, sauna, steam room and resident`s cinema
- Situated within short walk from Old Street underground and train station, with nearby occupiers include Costa Coffee, Starbucks, Pret-a-Manger, Itsu and many more.

### Tenure:

Long Leasehold. Held for a term of 250 Years from 25<sup>th</sup> December 2014 at a ground rent of £1,300 p.a. Rent review for ground rent is every 10<sup>th</sup> year linked to RPI.

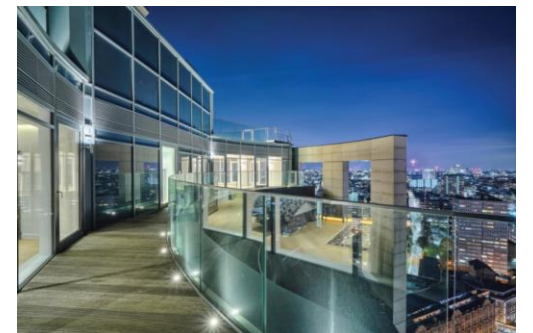


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## Living Area:

The Penthouse's living area is a grand expanse, covering internal area of 371 sq m (4,000 sq ft). It offers a seamless open-plan design that combines various living and dining spaces. Each of these areas features floor-to-ceiling windows, providing breathtaking and unique views of the city. This spacious and elegant area is ideal for entertaining and enjoying the luxurious lifestyle the penthouse offers. In addition, there is an expansive private balcony that can be accessed both from the master bedroom and the living area.



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### Bedrooms:

The penthouse boasts five luxurious bedrooms, each designed for comfort and relaxation. The master bedroom includes a stylish dressing room and a large bathroom that offers breathtaking city views. The remaining four bedrooms are complemented by three exquisite bathrooms, ensuring convenience and privacy for all occupants.



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## **Rooftop Terrace:**

The crowning jewel of The Eagle Penthouse is its 27th-floor private rooftop terrace. Situated at the pinnacle of the building, this terrace spans 353 sq m (3,800 sq ft) covering the entire floor plate. From here, residents and guests can immerse themselves in truly breathtaking 360-degree views of the city.

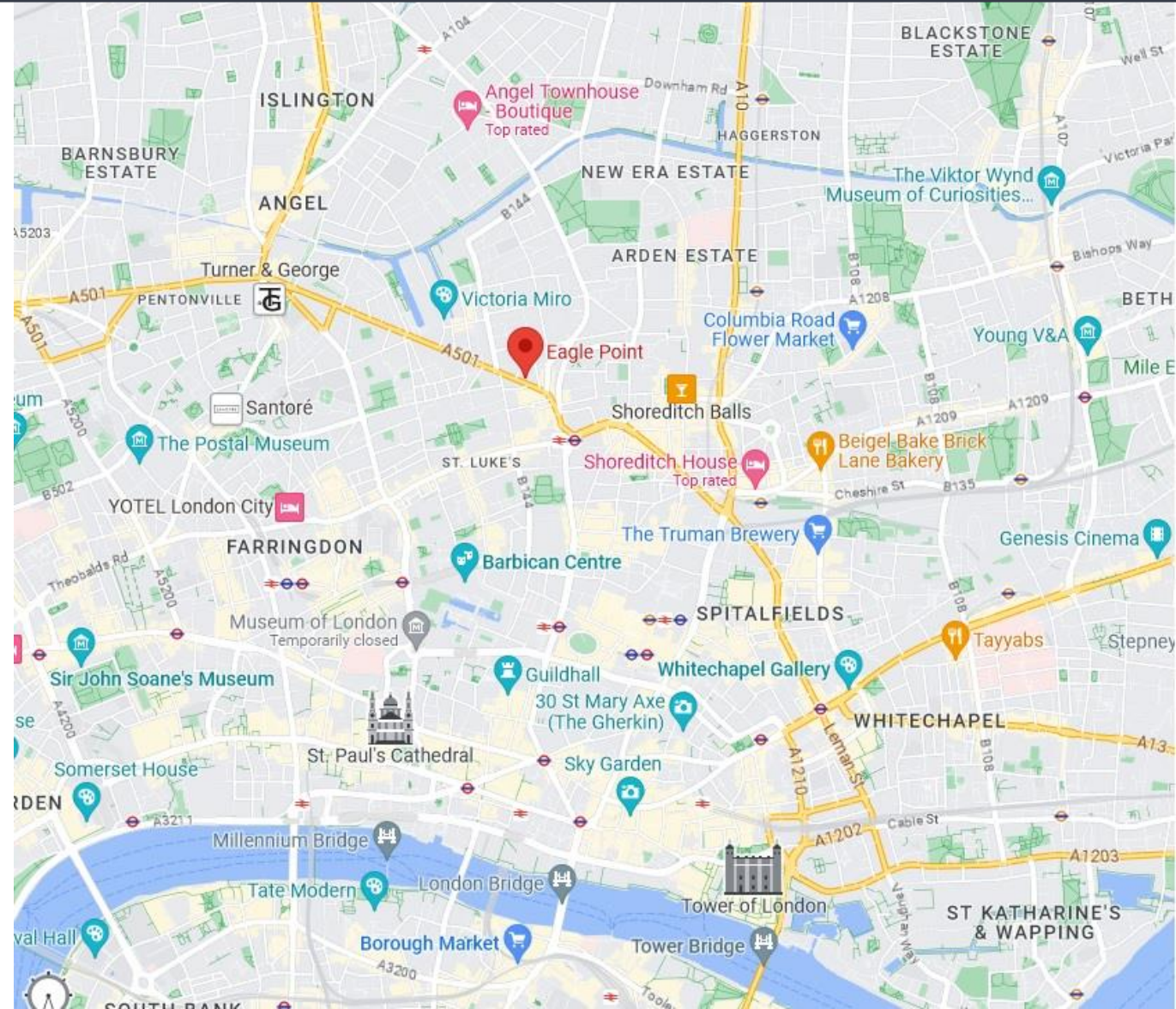


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## Location:

Eagle Point, located at the prestigious address of City Road, EC1V 1AT, is a prime destination in the heart of London's thriving urban landscape. This iconic building stands as a symbol of modern city living, offering residents an unparalleled experience in one of the capital's most sought-after neighbourhoods. The property benefits from excellent transport links, being short walk from Old Street Train and Underground Station. Occupiers nearby include Costa Coffee, Starbucks, Pret-a-Manger, Itsu and many more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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